This instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6806 PAGE 934

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Badger, et ux	Fidelity Federal Savings & Loan Association	142-5D
(NAME: Karen Badger)	(NAME:)	
C-405, 925 Todd Preis Dr.	401 Union Street	#17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN 37219	9D-65431
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 - - - - - - - - - -

($10.00) - *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledge, I, the undersigned,

John N. Badger ~~have~~ has *bargained and sold, and by these presents do transfer and convey unto the said* John N. Badger and wife, Karen Badger

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Unit No. C-405, together with the Carport designated No. C-405-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium, Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John N. Badger by Quit Claim Deed from Judith M. Badger as of record in Book 5320, page 375, and Quit Claim Deed and Release of record in Book 6508, page 389, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me this 11 day of November, 1985

Affiant

My commission expires 1-18-87

(Affix Seal)

Notary Public

HOLLY STATE OF TENNESSEE LARGE NOTARY PUBLIC

This conveyance is subject to a Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 5164, Page 858, Register's Office for Davidson County, Tennessee. This conveyance is made for the express purpose of creating tenancy by the entireties in and to the entire interest in the said property previously held by the grantor all as contemplated by TCA Section 66-1-109.

This is unimproved ( ) improved ( ) property, known as C-405, 925 Todd Preis Drive
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John N. Badger and wife, Karen Badger *their heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

Same is unencumbered except as herein stated.

And I *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 11 *day of* November, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN N. BADGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6806 PAGE 936

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N. Badger

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 19 85.

Holly Ann Page, Notary Public.

Commission Expires 1-18-87

HOLLY ANN PAGE NOTARY PUBLIC STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires

BOOK 6806 PAGE 937

B0436

WARRANTY DEED

FROM

John N. Badger

TO

John N. Badger, et ux

Karen Badger

84028

IDENTIF REFERENCE

MAR 18 1 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

CHECK